



LYNWOOD ROAD, SW17

£775,000 FREEHOLD

A THREE BEDROOM TERRACED HOUSE IN NEED OF RENOVATION

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

Upon entering this three-bedroom terraced house, you'll be welcomed by a spacious and bright reception room. Towards the back of the property, you'll find an additional reception/dining room, along with a kitchen that leads to the rear garden. On the first floor, there are two generously sized double bedrooms, a smaller room that could serve as a study, and a shower room. The second floor features a large bedroom with eaves storage. This property presents an exciting renovation and refurbishment opportunity, making it an ideal prospect for a family home.

Lynwood Road, is a vibrant residential street in the London Borough of Wandsworth. The area is known for its strong community feel, offering a mix of terraced houses and some rental properties, making it popular with families and professionals alike. With excellent transport links, Tooting Bec Underground station (0.3miles) on the Northern Line is just a short distance away, providing easy access to central London. The area is also close to green spaces such as Tooting Bec Common, which is ideal for outdoor activities. Local amenities, including shops, cafes, and restaurants, can be found along Tooting High Street, creating a lively atmosphere. Families are well-catered for with schools like Hillbrook Primary School nearby, and healthcare services are easily accessible with the Bec Family Practice and Springfield University Hospital in close proximity.

Wandsworth Council Tax Band: E



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Approx. Gross Internal Floor Area 1231 sq. ft / 114.38 sq. m (Including Eaves Storage)
Approx. Gross Internal Floor Area 1160 sq. ft / 107.75 sq. m (Excluding Eaves Storage)



COMPLIANT WITH BIC'S CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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